

Easton Park
Community Development District

Financial Statements
(Unaudited)

October 31, 2014

Prepared by
Rizzetta & Company, Inc.
District Manager

Easton Park Community Development District

Balance Sheet

As of 10/31/2014

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	61,165	0	0	61,165	0	0
Investments	77,447	596,566	8,600	682,612	0	0
Accounts Receivable	474,669	470,304	0	944,973	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	2,615	0	0	2,615	0	0
Due From Other Funds	0	0	0	0	0	0
Due From Other	1,040	0	0	1,040	0	0
Amount Available in Debt Service	0	0	0	0	0	1,066,870
Amount To Be Provided Debt Service	0	0	0	0	0	5,183,130
Fixed Assets	0	0	0	0	7,532,205	0
Total Assets	616,935	1,066,870	8,600	1,692,405	7,532,205	6,250,000
Liabilities						
Accounts Payable	8,620	0	0	8,620	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	6,250,000
Total Liabilities	8,620	0	0	8,620	0	6,250,000
Fund Equity & Other Credits						
Beginning Fund Balance	183,604	596,566	8,600	788,769	7,532,205	0
Net Change in Fund Balance	424,712	470,304	0	895,016	0	0
Total Fund Equity & Other Credits	608,315	1,066,870	8,600	1,683,785	7,532,205	0
Total Liabilities & Fund Equity	616,935	1,066,870	8,600	1,692,405	7,532,205	6,250,000

See Notes to Unaudited Financial Statements

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 10/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	500	42	31	(10)	93.70%
Special Assessments					
Tax Roll	470,510	470,510	477,646	7,136	(1.51)%
Total Revenues	<u>471,010</u>	<u>470,552</u>	<u>477,678</u>	<u>7,126</u>	<u>(1.42)%</u>
Expenditures					
Legislative					
Supervisor Fees	9,600	800	1,000	(200)	89.58%
Financial & Administrative					
Administrative Services	7,354	613	613	0	91.66%
District Management	27,316	2,276	2,276	0	91.66%
District Engineer	3,000	250	330	(80)	89.00%
Disclosure Report	1,000	83	0	83	100.00%
Trustees Fees	2,500	2,200	2,200	0	12.00%
Financial Consulting Services	5,495	5,041	5,041	0	8.25%
Accounting Services	16,480	1,373	1,373	0	91.66%
Auditing Services	3,700	0	0	0	100.00%
Arbitrage Rebate Calculation	650	54	0	54	100.00%
Travel	500	42	25	17	95.01%
Miscellaneous Mailings	200	17	0	17	100.00%
Public Officials Liability Insurance	3,261	3,261	2,250	1,011	31.00%
Legal Advertising	500	42	0	42	100.00%
Bank Fees	100	8	0	8	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	42	0	42	100.00%
Legal Counsel					
District Counsel	5,500	458	1,238	(779)	77.50%
Security Operations					
Misc. Operating Supplies	21,151	1,763	7,115	(5,352)	66.36%
Security Monitoring Services	3,744	312	0	312	100.00%
Electric Utility Services					
Street Lights	107,000	8,917	8,823	94	91.75%
Utility - Fountains	10,000	833	245	589	97.55%
Utility - Irrigation	4,500	375	162	213	96.40%
Stormwater Control					
Fountain Service Repairs & Maintenance	1,000	83	0	83	100.00%
Aquatic Maintenance	21,300	1,775	1,775	0	91.66%
Lake/Pond Bank Maintenance	2,500	208	0	208	100.00%

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 10/31/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Aquatic Plant Replacement	2,500	208	0	208	100.00%
Stormwater System Maintenance	1,000	83	0	83	100.00%
Miscellaneous Expense	1,000	83	0	83	100.00%
Other Physical Environment					
Property Insurance	5,950	5,950	4,640	1,310	22.01%
Entry & Walls Maintenance	2,500	208	0	208	100.00%
Landscape Maintenance	142,863	11,905	11,905	0	91.66%
Irrigation Repairs	5,000	417	0	417	100.00%
Ornamental Lighting & Maintenance	2,500	208	0	208	100.00%
Landscape Maintenance Supervision	12,000	1,000	1,000	0	91.66%
Rust Prevention	7,140	595	595	0	91.66%
Landscape Replacement Plants, Shrubs, Trees	20,000	1,667	0	1,667	100.00%
Landscape - Mulch	21,120	1,760	0	1,760	100.00%
Annual Flower Program	15,557	1,296	0	1,296	100.00%
Holiday Decorations	9,000	0	0	0	100.00%
Miscellaneous Expense	2,000	167	186	(19)	90.70%
Road & Street Facilities					
Sidewalk Repair & Maintenance	1,500	125	0	125	100.00%
Street Sign Repair & Replacement	1,500	125	0	125	100.00%
Parks & Recreation					
Wildlife Management Services	1,000	83	0	83	100.00%
Contingency					
Miscellaneous Fees	500	42	0	42	100.00%
Miscellaneous Contingency	2,279	190	0	190	100.00%
Total Expenditures	515,935	57,115	52,966	4,149	89.73%
Excess of Revenue Over (Under) Expenditures	(44,925)	413,437	424,712	11,275	1,045.37%
Other Financing Sources (Uses)					
Carry Forward Fund Balance					
Prior Year	44,925	44,925	0	(44,925)	100.00%
Total Other Financing Sources (Uses)	44,925	44,925	0	(44,925)	100.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	458,362	424,712	(33,650)	0.00%
Fund Balance, Beginning of Period					

Easton Park Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 10/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
	0	0	183,604	183,604	0.00%
Fund Balance, End of Period	<u>0</u>	<u>458,362</u>	<u>608,315</u>	<u>149,954</u>	<u>0.00%</u>

Easton Park Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 10/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Special Assessments				
Tax Roll	<u>470,304</u>	<u>470,304</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>470,304</u>	<u>470,304</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
Debt Service				
Interest	<u>325,304</u>	<u>0</u>	<u>325,304</u>	<u>100.00%</u>
Principal	<u>145,000</u>	<u>0</u>	<u>145,000</u>	<u>100.00%</u>
Total Expenditures	<u>470,304</u>	<u>0</u>	<u>470,304</u>	<u>100.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>470,304</u>	<u>470,304</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>470,304</u>	<u>470,304</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>596,566</u>	<u>596,566</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,066,870</u></u>	<u><u>1,066,870</u></u>	<u><u>0.00%</u></u>

Easton Park Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 10/31/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	8,600	8,600	0.00%
Fund Balance, End of Period	<u>0</u>	<u>8,600</u>	<u>8,600</u>	<u>0.00%</u>

**Easton Park Community Development District
Investment Summary
October 31, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of October 31, 2014</u>
The Bank of Tampa	Money Market Account	\$ 77,004
The Bank of Tampa ICS Program: The Washington Trust Company of Westerly	Money Market Account	443
	Total General Fund Investments	<u>\$ 77,447</u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 422,368
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	174,198
	Total Debt Service Fund Investments	<u>\$ 596,566</u>
US Bank Series 2007 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 8,600
	Total Capital Project Fund Investments	<u>\$ 8,600</u>

Easton Park Community Development District

Summary A/R Ledger

From 10/1/2014 Through 10/31/2014

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
9/30/2014	Easton Park Homeowners Association of New Tampa, Inc.	OMR0914-1	4,159.47
10/1/2014	Hillsborough County Tax Collector	FY14-15	<u>940,813.34</u>
Report Balance			<u><u>944,972.81</u></u>

Easton Park Community Development District

Summary A/P Ledger

001 - General Fund

From 10/1/2014 Through 10/31/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Department of Economic Opportunity	10/1/2014	31335	Special District Fee FY 14/15	175.00
Heidt Design LLC	10/31/2014	14122	Engineering Services 10/14	330.00
OLM, Inc.	10/27/2014	27485	Landscape Inspection 10/14	1,000.00
Securiteam	10/24/2014	7220	New Security System - Remaining 50% Payment	7,115.00
			Total 001 - General Fund	8,620.00
Report Balance				8,620.00

Easton Park Community Development District
Notes to Unaudited Financial Statements
October 31, 2014

Balance Sheet

1. Trust statement activity has been recorded through 10/31/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger

3. Payment terms for landowner assessments are (a) defined in the FY14-15 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.
4. Payments for Invoice #FY14-15 totaling \$305,422.77 were received in November 2014.
5. Payment for Invoice #OMR0914-1 for \$4,159.47 was received in November 2014.